

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Richlyn Drive, 265' N of
Forge Road
(9805 Richlyn Drive)
11th Election District
5th Councilmanic District

Donald E. Seekford, Sr., et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-90-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 9805 Richlyn Drive, located in the vicinity of Perry Hall in eastern Baltimore County. The Petition was filed by the owners of the property, Donald E. Seekford, Sr., and Audrey E. Haacke. The Petitioners seek relief from Section 208.2 of the Baltimore County Zoning Regulations (B.C.Z.R.)(1955) to permit a front yard setback of 18 feet in lieu of the required 30 feet for a proposed two-car garage addition. The subject property and relief sought are more particularly described on the site plan submitted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits

MICROFILMED

ORDER RECEIVED FOR FILING

Date

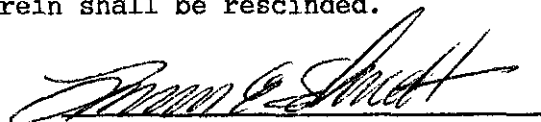
By

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of October, 1994 that the Petition for Administrative Variance seeking relief from Section 208.2 of the Baltimore County Zoning Regulations (B.C.Z.R.)(1955) to permit a front yard setback of 18 feet in lieu of the required 30 feet for a proposed two-car garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 10/10/94
By [Signature]

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

October 6, 1994

(410) 887-4386

Mr. Donald E. Seekford, Sr.
9805 Richlyn Drive
Perry Hall, Maryland 21128

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Richlyn Drive, 265' N of Forge Road
(9805 Richlyn Drive)
11th Election District - 5th Councilmanic District
Donald E. Seekford, Sr., et al - Petitioners
Case No. 95-90-A

Dear Mr. Seekford:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

44000712.000





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

9805 Richlyn Drive

which is presently zoned

DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 208.2 1955 B02R

TO PERMIT A FRONT YARD SETBACK (FOR A PROPOSED ADDITION) OF 18 FT
INSTEAD OF THE REQUIRED 30 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE AFFIDAVIT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Donald E. Seekford, Sr.

(Type or Print Name)

Signature

Audrey E. Haacke

(Type or Print Name)

Signature

9805 Richlyn Drive (410) 256-3276

Address

Phone No.

Perry Hall MD

21128

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Donald E. Seekford, Sr.

Name

9805 Richlyn Drive (410) 256-3276

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: Jed

DATE: 9/9/94

ESTIMATED POSTING DATE: 9/18/94



Printed with Soybean Ink
on Recycled Paper

ITEM #: 99

ORDER RECEIVED FOR FILING
9/16/94

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9805 Richlyn Drive

address

Perry Hall

City

MD

State

21128

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We would like to add a two car garage to our house, however
we do not have the required 30' front set back. Therefore,
we are making this application for administrative variance
to allow us to build this structure.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Donald E. Seekford, Sr.

(signature)

Donald E. Seekford, Sr.

(type or print name)



Audrey E. Haacke

(signature)

Audrey E. Haacke

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of August, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Donald E. Seekford Sr & Audrey E. Haacke

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

August 23, 1994

date

Jeanette E. Zechman

NOTARY PUBLIC

My Commission Expires:

July 1, 1995



99

95-90-A

August 19, 1994

ZONING DESCRIPTION

No. 9805 Richlyn Drive

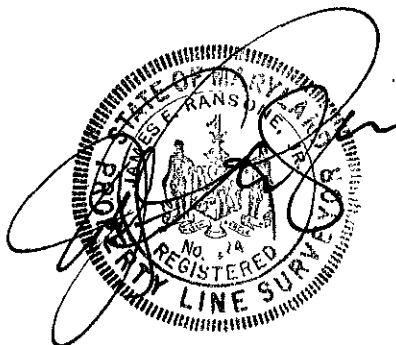
ALL that piece or parcel of land situate, lying, and being in the Eleventh Election District of Baltimore County, State of Maryland, and described more particularly as follows to wit:

BEGINNING for the same at a point on the easterly side of Richlyn Drive, 50 feet wide, and distant 265 feet more or less northerly from the center of Forge Road; and being known as Lot No. 4, Block B, as shown on a plat entitled "Section One Richlyn Manor, which plat is recorded among the Plat Records of Baltimore County in Platbook No. 23 folio 16.

CONTAINING 27,035 square feet of land more or less.

BEING known as No. 9805 Richlyn Drive.

11 ED
5 CD



MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-90-17

District 11th

Date of Posting 9/19/64

Posted for: Variance

Petitioner: Donalt Scott Ford & Audrey Hacks

Location of property: 9805 Richlyn Drive, E/S

Location of Signs: Facing roadway, at entrance to drive way leading
to property

Remarks: _____

Posted by M. Hacks

Signature

Date of return: 9/23/64

Number of Signs: 1

MICROFILMED



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-90-A

Account: R-001-6150

Number 99
BY JLL

Date 9/9/94

1 ADMIN RV Code 010	50.00
1 SIGN POSTING Code 080	35.00
	<hr/>
TOTAL	85.00

OWNER SEEKERD

LOC 9805 RICHLYN DR.

03A03#0252MICHR
BA C010#16AM09-09-94

\$85.00

MICROFILMED

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 99

Petitioner: Donald E. Seckford, Sr.

Location: 9805 Richlyn Dr., Perry Hall, Md. 21128

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Donald E. Seckford, Sr.

ADDRESS: 9805 Richlyn Dr.,

Perry Hall, Md. 21128

PHONE NUMBER: 256 3276

AJ:ggs

(Revised 04/09/93)



Printed on Recycled Paper

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Donald E. Seekford, Sr.
9805 Richlyn Drive
Perry Hall, Maryland 21128

SEP. 28 1994

RE: Item No. 99, Case No. 95-90A
Petitioner: Seekford

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 9, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,
W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:jaw

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Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

9-14-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 99 (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

TO: Arnold Jablon, Director DATE: September 26, 1994
Zoning Administration and Development Management

FROM: *PWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

SUBJECT: Zoning Advisory Committee Meeting
for September 26, 1994
Items 90, 91, 93, 94, 95, 97, 98 and 99

The Developers Engineering Section has reviewed the zoning items for the subject meeting and we have no comments.

RWB:sw

SEP. 28 1994

ENCLOSURE

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/22/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RECEIVED
SEP 26 1994

ZADM

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 88, 90, 94, 95, 97,
98 AND 99.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



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on Recycled Paper

RECEIVED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: *Sept. 19*

DATE: *9/22/94*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: *90*

95

96

97

98



95-90.A

88

LS:sp

SEP. 28 1994

LETTY2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 15, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 90, 93, 94, 95, 96, 97, 98 and 99.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL:lw

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 16, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Donald E. Seekford, Sr. and Audrey E. Haacke
9805 Richlyn Drive
Perry Hall, Maryland 21128

Re: CASE NUMBER: 95-90-A (Item 99)
9805 Richlyn Drive
E/S Richlyn Drive, 265' N of Forge Road
11th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 18, 1994. The closing date (October 3, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director



H. O.

99

Applicant advised photos needed.
& Confirmed that these will be in
next week.

J. L. L.
9/9/94

#99

To: Zoning Commissioner of Baltimore
County, Maryland 21204

From: Donald E. Seekford, Sr.
Audrey E. Haacke
9805 Richlyn Drive
Perry Hall, Maryland 21128

August 24, 1994

Subject: Petition For Administrative Variance
(18' set back inlieu of required 30' foot set back)

Dear Sir/Madam:

For your convenience, I have informed the below listed neighbors that we intend to file a petition for an administrative variance to waive the required 30' front set back, which would allow us to build a two car garage with a front set back of 18'. Their approval/disapproval is reflected below.

We, the undersigned, are aware of the proposed addition of a two car garage to the existing dwelling known as 9805 Richlyn Drive, and that same dosen't meet the required front set back of 30' _____ proposed front set back is only 18'.

1. William F. Mehle &

Lois P. Mehle

William F. Mehle

Lois P. Mehle

Approval ☒
Disapproval ☐

Approval ☒
Disapproval ☐

2. S. B. Reidner

S. B. Reidner

Approval ☒
Disapproval ☐

3. Joseph H. Butt

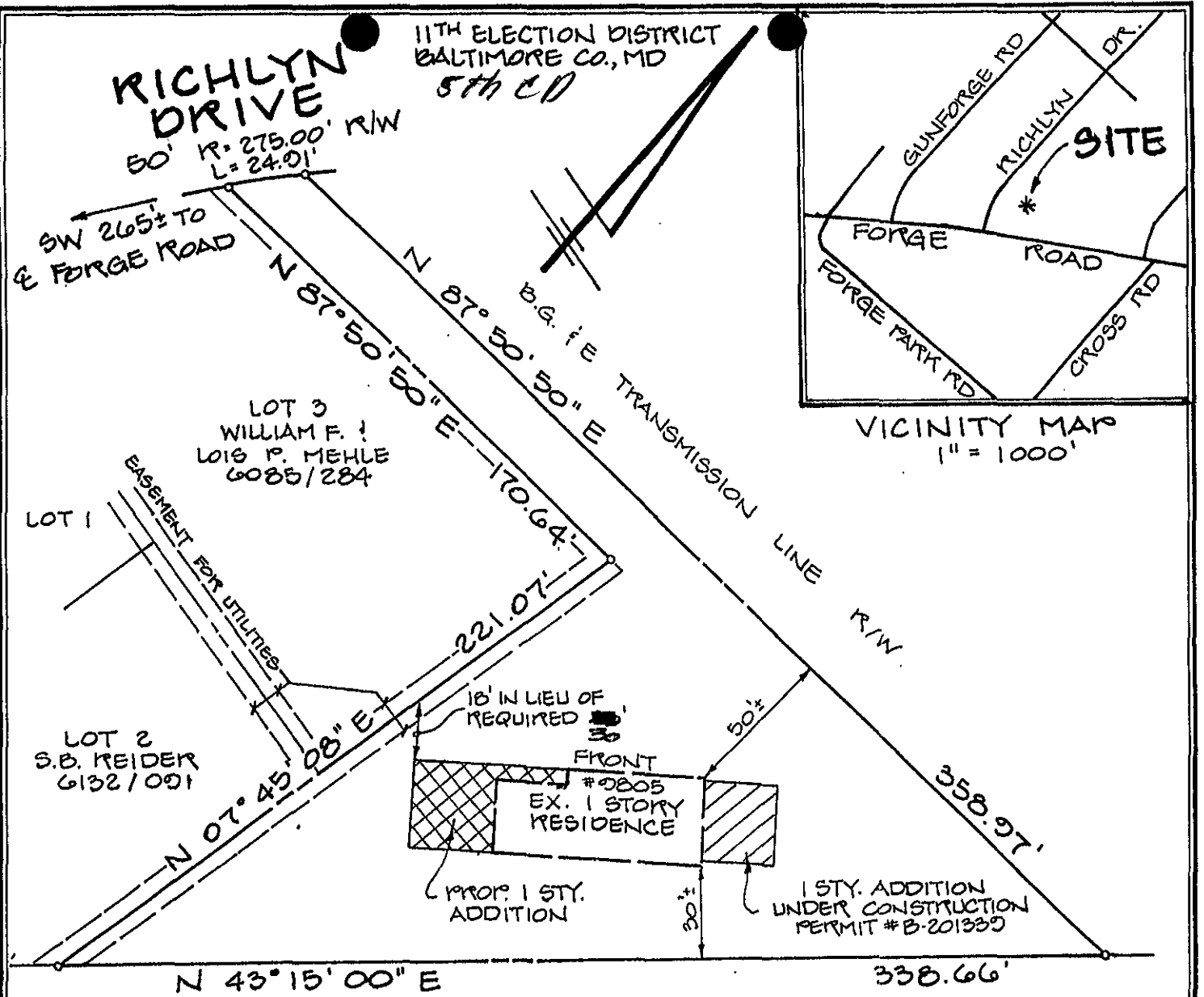
Joseph H. Butt

Approval ☒
Disapproval ☐

Yours truly,

Donald E. Seekford, Sr.
Donald E. Seekford, Sr.

MICROFILMED



JOSEPH H. BUTT
3068/568

VARIANCE REQUEST
A FRONT SETBACK OF 18' IS PROPOSED
IN LIEU OF THE REQUIRED 30'

PET. EX. 1

95-90-A
99

Public Works & Sewer

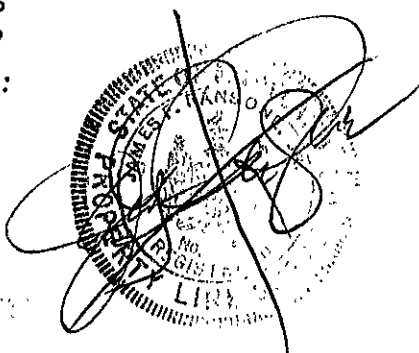
OWNERS

DONALD E. SEEKFORD SR.
& AUDREY E. HAACKE
9805 RICHLYN DRIVE
PERRY HALL, MD 21128
TAX. ACCT. No. 11/1102088270

REFERENCE DWGS.

WATER 56-0620
SEWER 50-0112
ROAD 56-2208
DRAINS 56-0065

AREA OF TRACT:
27,035 Sq.ft.



**PLAT TO ACCOMPANY
PETITION FOR
ZONING VARIANCE**
No. 9805 RICHLYN DRIVE
LOT 4 BLOCK B
SECTION ONE
RICHLYN MANOR
REFERENCE: G.L.B. 23/16

SCALE: 1" = 50'	DATE: 8/10/94
J. FINLEY RANSONE & ASSOCIATES REGISTERED LAND SURVEYORS P.O. BOX 10180 TOWSON, MARYLAND 21285-0180 666-7448	
J# 9408.1026	F# 11B-L505

RICHLYN DRIVE

11TH ELECTION DISTRICT
BALTIMORE CO., MD
5th CD

50' R=275.00' R/W
L=24.01'

SW 265± TO
E FORGE ROAD

LOT 3
WILLIAM F. !
LOIS P. MABLE
60805/28

LOT 1

EASEMENT FOR UTILITIES

LOT 2
S.B. REIDER
132/021

FRONT
#2805
EX. 1 STORY
RESIDENCE

PROP. 1 STY.
ADDITION

1 STY. ADDITION
UNDER CONSTRUCTION
PERMIT #B-201339

N 43° 15' 00" E

JOSEPH H. BUTT
3868 / 568

VARIANCE REQUEST
A FRONT SETBACK OF 18' IS PROPOSED
IN LIEU OF THE REQUIRED 30'

ITEM #99

95-90-A
PLAT TO ACCOMPANY
PETITION FOR
ZONING VARIANCE
No. 2805 RICHLYN DRIVE
LOT 4 BLOCK B
SECTION ONE
RICHLYN MANOR
REFERENCE: G.L.B. 23/16

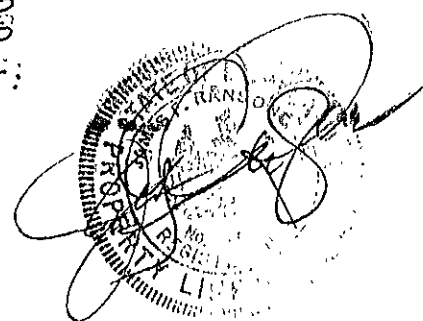
OWNERS

DONALD E. SEEKFORD SR.
AUDREY E. HAACKE
2805 RICHLYN DRIVE
PERRY HALL, MD 21128
TAX. ACCT. No. 11/1102088270

REFERENCE DWGS.

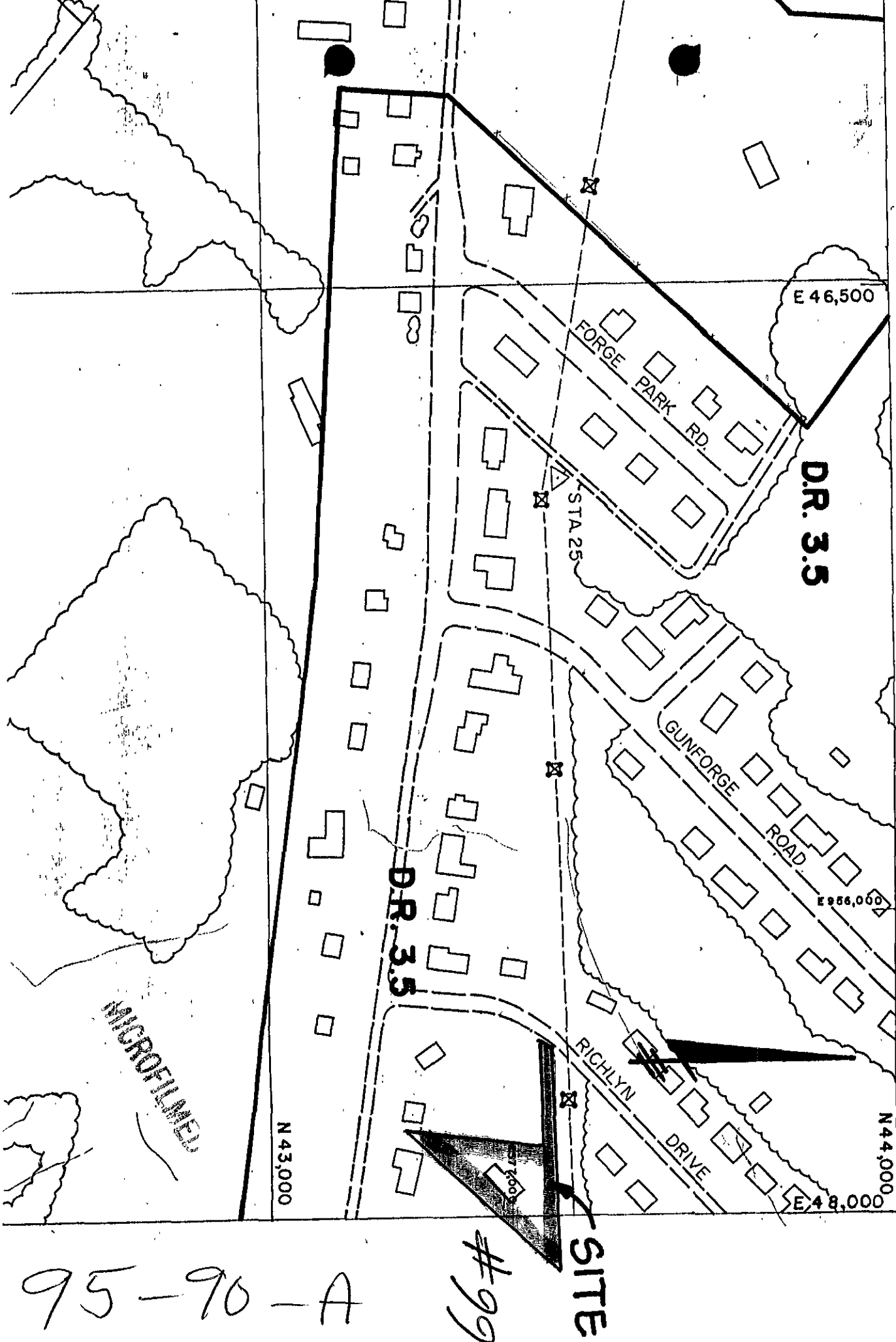
WATER 56-0629
SEWER 56-0112
ROAD 56-2208
DRAINS 56-0265

AREA OF TRACT:
27,025 sq. ft.



SCALE: 1"=50'	DATE: 8/10/04
J. FINLEY RANSONE & ASSOCIATES REGISTERED LAND SURVEYORS P.O. BOX 10160 TOWSON, MARYLAND 21285-0160 666-7448	
J# 2408.1026	F# 11B-L505

PART OF ZONING MAP NE 11-H
1" = 200'

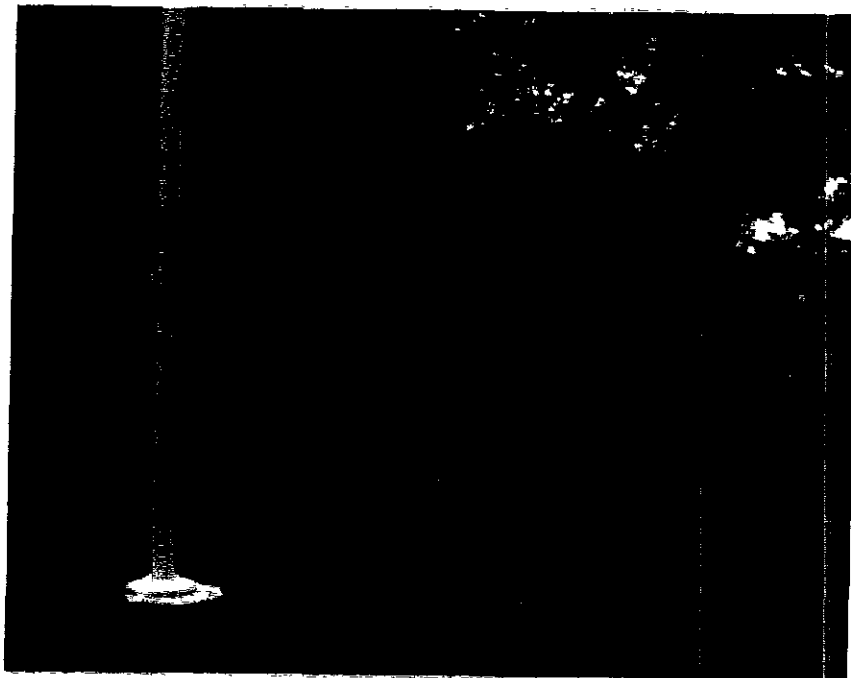


95-90-A

#99

SITE

95-90-A



RECEIVED 10/10/95

232.1--Front Yard--For residences, as in Sections 302 and 303.1; for commercial buildings the front building line shall be not less than 10 feet from the front property

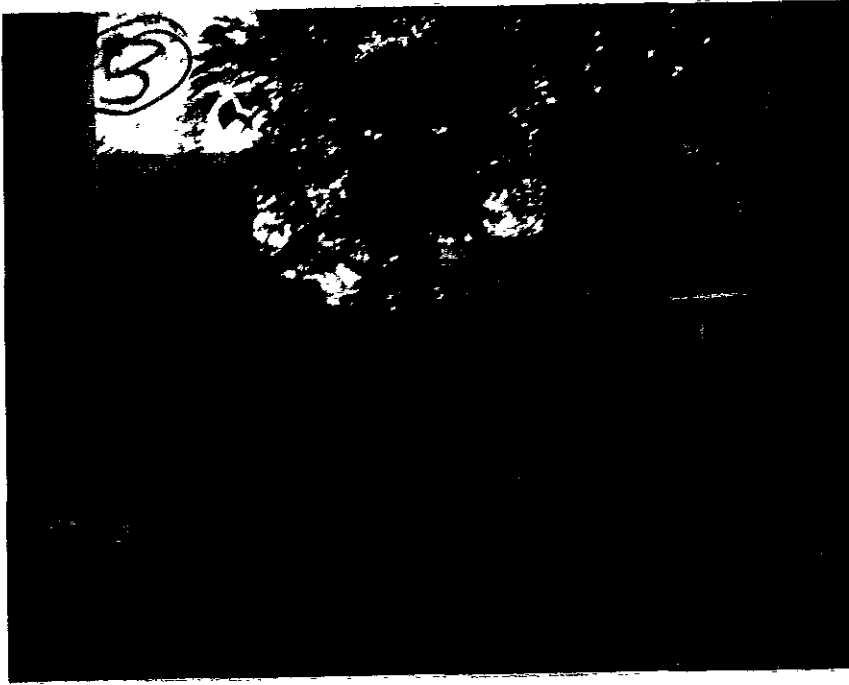
Minimum requirements, except as provided in ARTICLE 3, shall be as follows: [B.C.Z.R., 1955.]

Section 232--AREA REGULATIONS [B.C.Z.R., 1955.]

NOTE--SEE APPENDIX I FOR DIAGRAMS TO BE USED AS A GUIDE IN DETERMINING THE BASIC AND AVERAGED HEIGHT.

- D. No part of any building wall adjacent to a side or rear lot line that does not adjoin a street or other public way shall exceed a height of 40 feet above the average ground level along such wall except that any part of such wall may exceed that height provided that no portion of the building would project above a plane sloping inward and upward from the lot line at the rate of one foot horizontally for each five feet of vertical distance above said average ground level. [Bill No. 7, 1962.]
- C. On a corner lot a building may have a height along the side street equal to the permitted height of the front wall of the building, determined as provided in subsection 231.2.a.¹² For a distance from the front corner of the lot equal to the width of the front right of way. For the remainder of the building wall along this side of such lot the permitted height shall be computed in the manner specified in subsection 231.2.a.¹³ [Bill No. 7, 1962.]
- "measure plane". [Bill No. 7, 1962.]
- height by projecting them downward at 45 degrees to the building so set back may be used to determine the averaged building line, except that heights of such portions of the degree angle from the averaged permitted heights at the above a plane or planes sloping inward and upward at a 45 which is set back from the building line shall not project exceed twice the "basic height". Any part of the building line, resulting from averaging the height of said wall, "basic height", nor shall the maximum height at the building distances used for averaging shall not exceed twice the said wall along a public right of way the total horizontal widths. In averaging the heights of component parts of the extending above the basic height by their respective resulting from multiplying the sum of the heights of portions by their respective widths shall not exceed the area of the heights of portions remaining below the "basic height" "measure plane" the area resulting from multiplying the sum

95-90-A



REPRODUCED FROM

CASE NUMBER: 95-93-A (Item 93)
6800 - 20 Schaadt's Road
"Woods At Bay Country"
N/S Schaadt's Road, 2650' W of c/l Harewood Road
15th Election District - 5th Councilmanic
Petitioner(s): Jason Development Corporation

Variance to allow 45 feet maximum height for structures in lieu of the 35 feet maximum height.

HEARING: WEDNESDAY, OCTOBER 12, 1994 at 11:00 a.m. in Room 106 County Office Building.

CASE NUMBER: 95-94-A (Item 94)
3729 Bay Drive
SE/S Bay Drive, 185' SW of c/l Wye Road
15th Election District - 5th Councilmanic
Petitioner(s): William P. Jordan, Jr. and Marie Jordan

Variance to permit side yard setbacks of 10 feet in lieu of the permitted 50 feet.

HEARING: WEDNESDAY, OCTOBER 12, 1994 at 2:00 p.m. in Room 118, Old Courthouse.

CASE NUMBER: 95-95-SPH (Item 96)
7100 York Road
N/S Chumleigh Road, 55' W of c/l York Road
9th Election District - 4th Councilmanic
Petitioner(s): Mark P. Jenkins and Ardrienne Jenkins

Special Hearing to approve a non-conforming use status for a dental office in a residence.

HEARING: WEDNESDAY, OCTOBER 12, 1994 at 2:00 p.m. in Room 118, Old Courthouse.

95-90-A



MICROFILM

CASE NUMBER: 95-93-A (Item 93)
6800 - 20 Schaadt's Road
"Woods At Bay Country"
N/S Schaadt's Road, 2650' W of c/l Harewood Road
15th Election District - 5th Councilmanic
Petitioner(s): Jason Development Corporation

Variance to allow 45 feet maximum height for structures in lieu of the 35 feet maximum height.

HEARING: WEDNESDAY, OCTOBER 12, 1994 at 11:00 a.m. in Room 106 County Office Building.

CASE NUMBER: 95-94-A (Item 94)
3729 Bay Drive
SE/S Bay Drive, 185' SW of c/l Wye Road
15th Election District - 5th Councilmanic
Petitioner(s): William P. Jordan, Jr. and Marie Jordan

Variance to permit side yard setbacks of 10 feet in lieu of the permitted 50 feet.

HEARING: WEDNESDAY, OCTOBER 12, 1994 at 2:00 p.m. in Room 118, Old Courthouse.

CASE NUMBER: 95-95-SPH (Item 96)
7100 York Road
N/S Chumleigh Road, 55' W of c/l York Road
9th Election District - 4th Councilmanic
Petitioner(s): Mark P. Jenkins and Ardrienne Jenkins

Special Hearing to approve a non-conforming use status for a dental office in a residence.

HEARING: WEDNESDAY, OCTOBER 12, 1994 at 2:00 p.m. in Room 118, Old Courthouse.

95-90-A



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DIVISION OF CENTRAL PRINTING SERVICES

PLANNING & ZONING
ZONING ADMN.
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CODE

COST \$

092194

QUANTITY

DESCRIPTION

SIZE STOCK COLOR INK

SPECIAL INSTRUCTIONS

REQUESTED BY EXT.

APPROVED

FOR CENTRAL PRINTING USE ONLY BELOW THIS LINE

DESCRIPTION

QUANTITY

COST

PAPER

PLATES

FILM & STRIPPING

INK

SET UP & PRINTING

COLLATE & STAPLE

PUNCH & BIND

BINDERS

CUTTING & PADDING

FOLDING

NUMBER & PER.

DISTRIBUTION LIST

INITIAL & DATE COMPLETED

APPROVAL

CENTRAL PRINTING SERVICES

RECEIVED BY & DATE

BINDERY

CPS-003

DIVISION OF CENTRAL PRINTING SERVICES

PLANNING & ZONING
ZONING ADMN.
001 012 1202

CODE

COST \$

092194

QUANTITY

DESCRIPTION

SIZE

COLUMNS

TEXT

GRAPHICS

DUE DATE

REQUESTED BY

EXT.

APPROVED

FOR CENTRAL PRINTING USE ONLY BELOW THIS LINE

DESCRIPTION

QUANTITY

COST

TYPESETTING

GRAPHICS

FILE NAME(S)

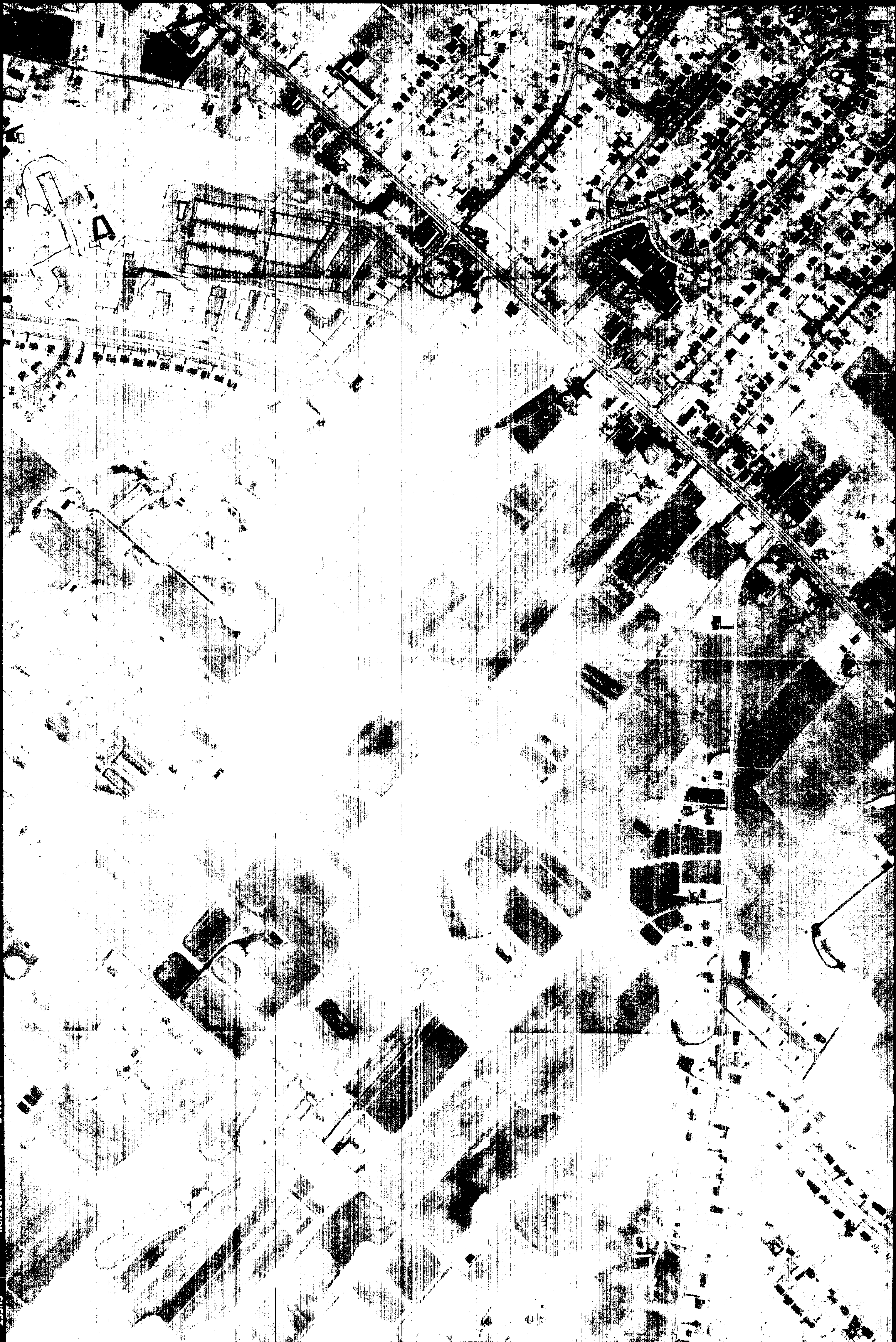
APPROVAL

CENTRAL PRINTING SERVICES

INITIAL & DATE COMPLETED

FINAL PROOF RECEIVED BY & DATE

CPS-010



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	PERRY HALL VICINITY	N.E. II-H
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED

95-90-A

#69

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEP 28 1994

RE: Item No. 99, Case No. 95-90A
Petitioner: Seekford

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 9, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

W. Carl Richards, Jr.
Zoning Supervisor

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on Recycled Paper

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-14-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: *99 (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2299 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

TO: Arnold Jablon, Director DATE: September 26, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

SUBJECT: Zoning Advisory Committee Meeting
for September 26, 1994
Items 90, 91, 93, 94, 95, 97, 98 and 99

The Developers Engineering Section has reviewed the zoning items for the subject meeting and we have no comments.

RWB:sw

SEP 28 1994

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/28/94

RECEIVED
SEP 28 1994
ZADM

RE: Property Owner: SEE BELOW
LOCATION: SEE BELOW
Item No.: SEE BELOW Zoning Agenda

Re: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, in reference to the following item numbers: 88, 90, 94, 95, 97, 98 and 99.

REVIEWER: LT. ROBERT P. SQUERWALD
Fire Marshal Office, PHONE (887-4881, RE-110CF

cc: File

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM Joyce Watson DATE: 9/23/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: Sept. 19

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 90
95
96
97
98
88

95-90-2

LS:sp
LETTY2/DEPRM/TXTSPB

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 15, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 90, 93, 94, 95, 96, 97, 98 and 99.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: George Kerns

PK/JL:lw

ZAC: 90/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 16, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Donald E. Seekford, Sr. and Audrey E. Hoeche
9805 Richlyn Drive
Perry Hall, Maryland 21128

Re: CASE NUMBER: 95-90-A (Item 99)
9805 Richlyn Drive
E/S Richlyn Drive, 265' N of Forge Road
11th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 18, 1994. The closing date (October 3, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

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on Recycled Paper

H.O. 99

Applicant advised photo needed.
Confirmed that there will be in next week.

John
9/9/94

#99

To: Zoning Commissioner of Baltimore County, Maryland 21204
From: Donald E. Seekford, Sr.
Audrey E. Haacke
9805 Richlyn Drive
Perry Hall, Maryland 21128
Subject: Petition For Administrative Variance
(18' set back in lieu of required 30' foot set back)

August 24, 1994

Dear Sir/Madam:

For your convenience, I have informed the below listed neighbors that we intend to file a petition for an administrative variance to waive the required 30' front set back, which would allow us to build a two car garage with a front set back of 18'. Their approval/disapproval is reflected below.

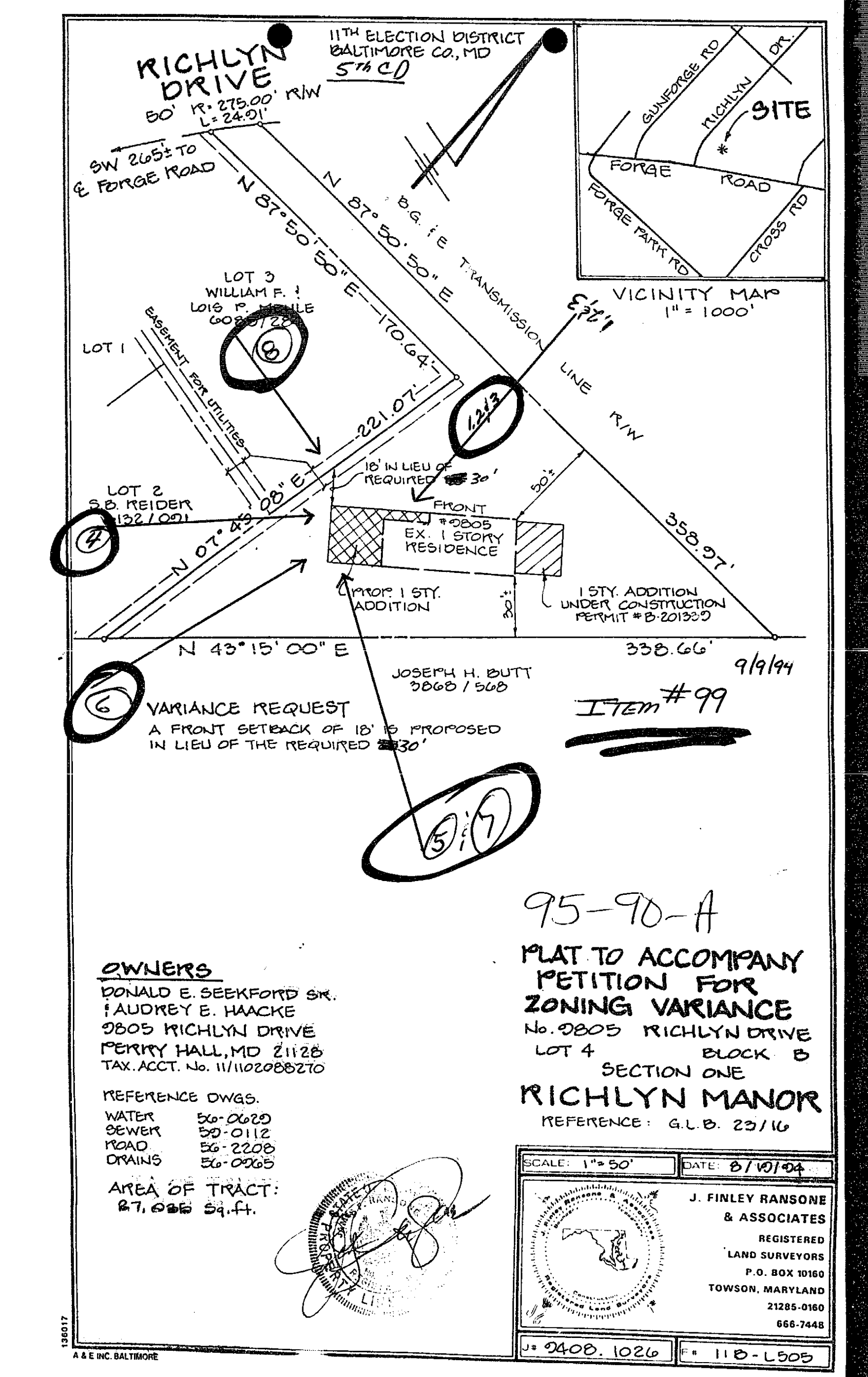
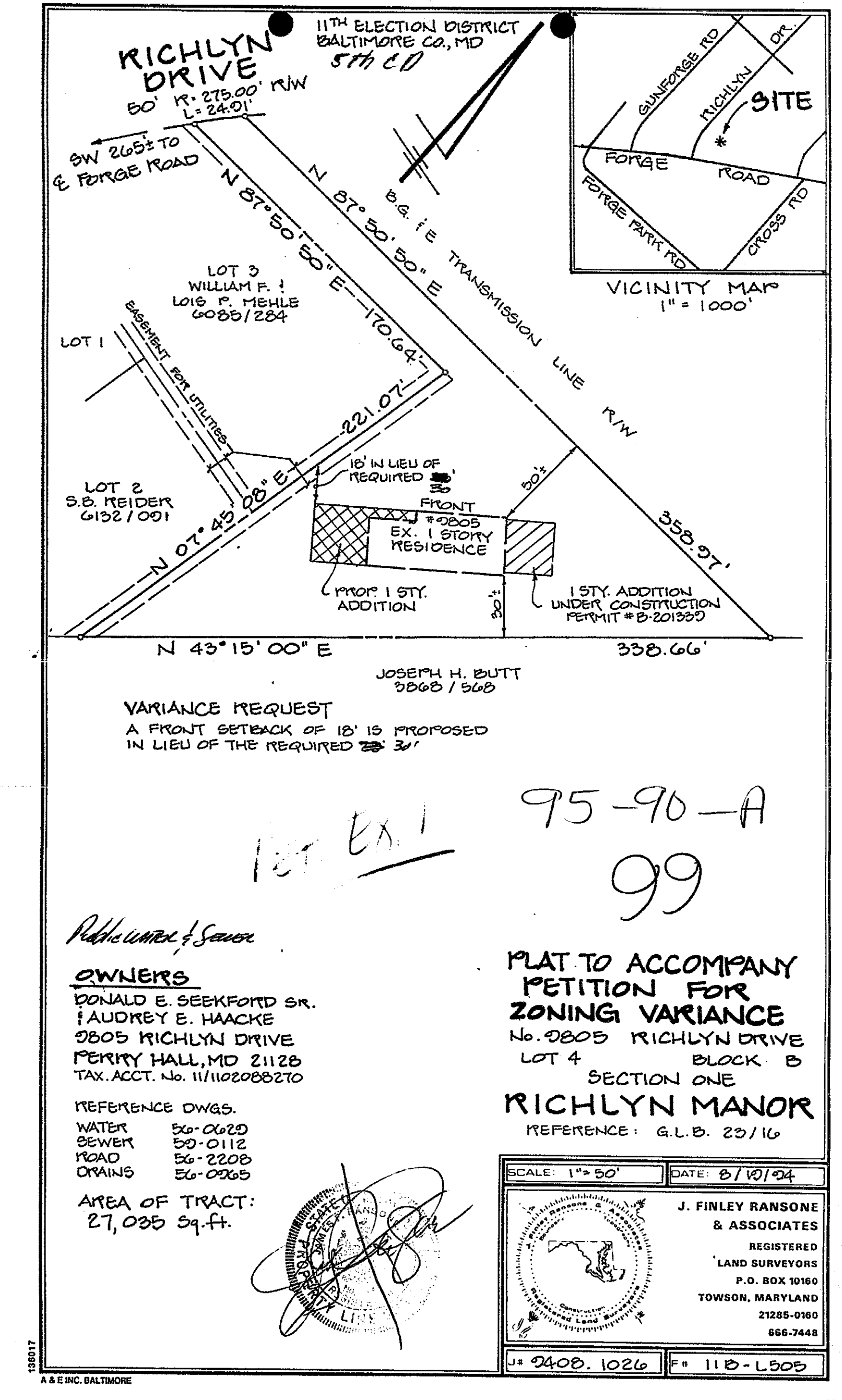
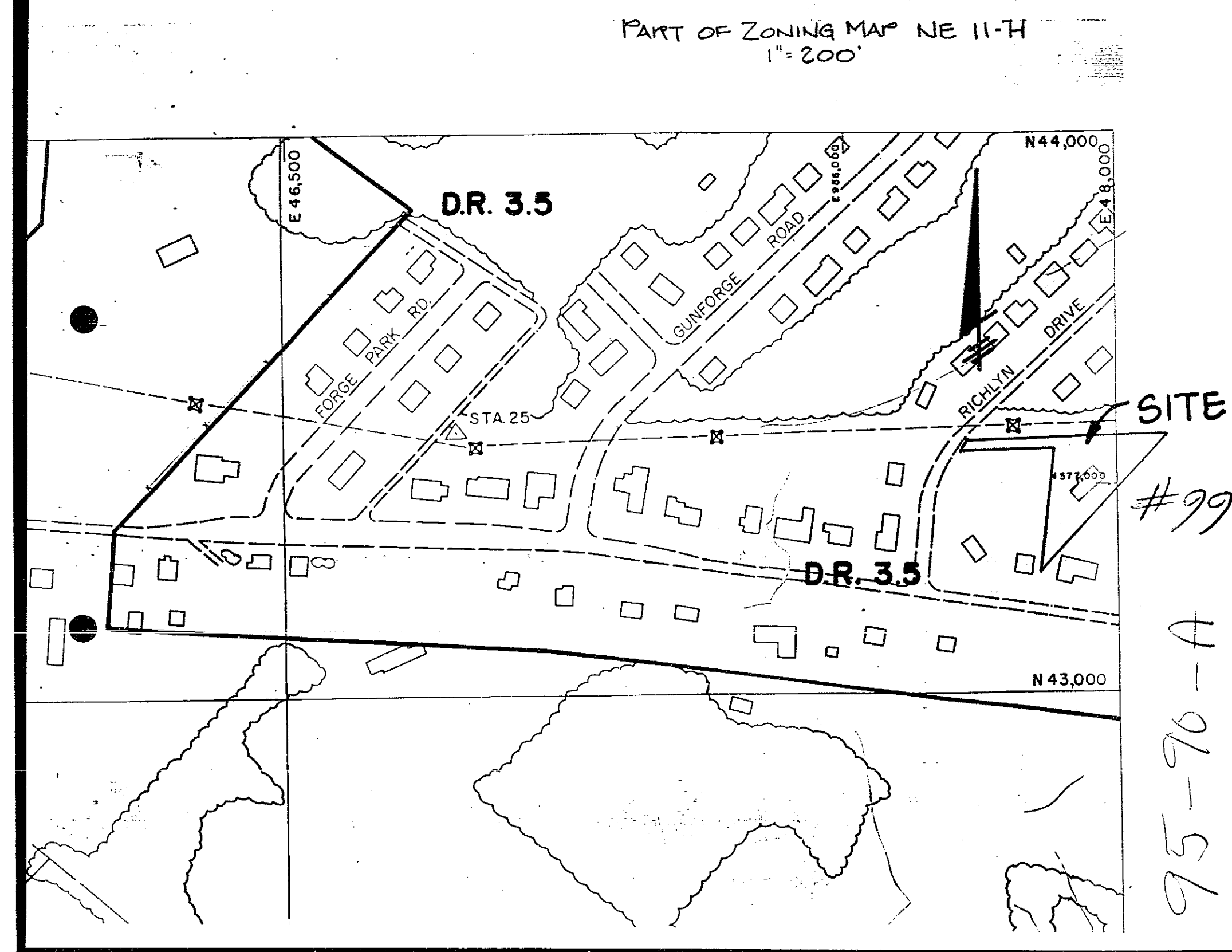
We, the undersigned, are aware of the proposed addition of a two car garage to the existing dwelling known as 9805 Richlyn Drive, and that same doesn't meet the required front set back of 30' proposed front set back is only 18'.

1. William P. Mehle & Lois P. Mehle
William P. Mehle
Approval ☒ Disapproval ☐
Lois P. Mehle
Approval ☒ Disapproval ☐

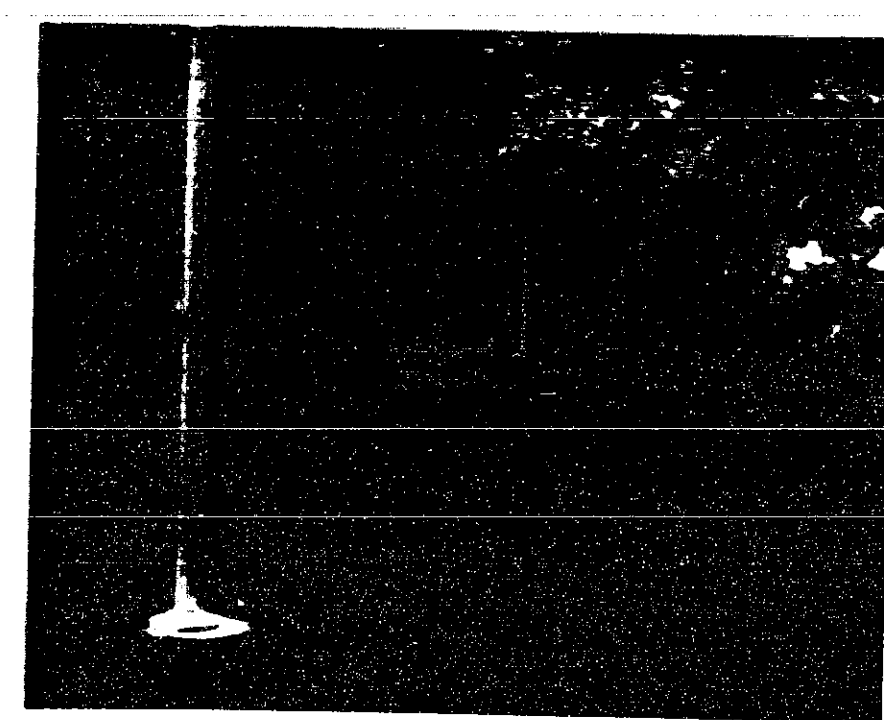
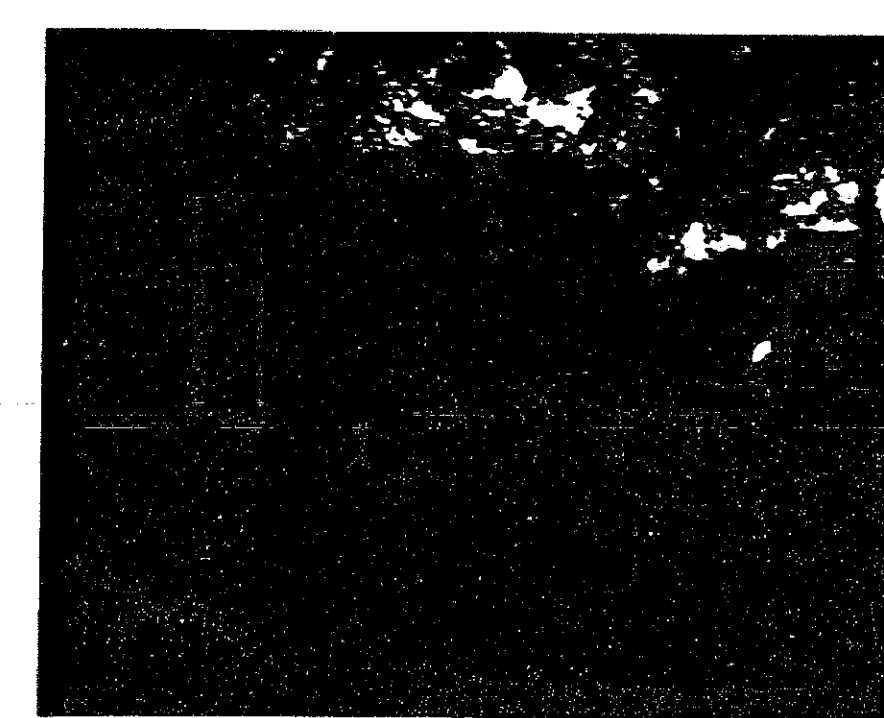
2. S. B. Reider
S. B. Reider
Approval ☒ Disapproval ☐

3. Joseph H. Butt
Joseph H. Butt
Approval ☒ Disapproval ☐

Yours truly,
Donald E. Seekford, Sr.
Donald E. Seekford, Sr.



95-90-A



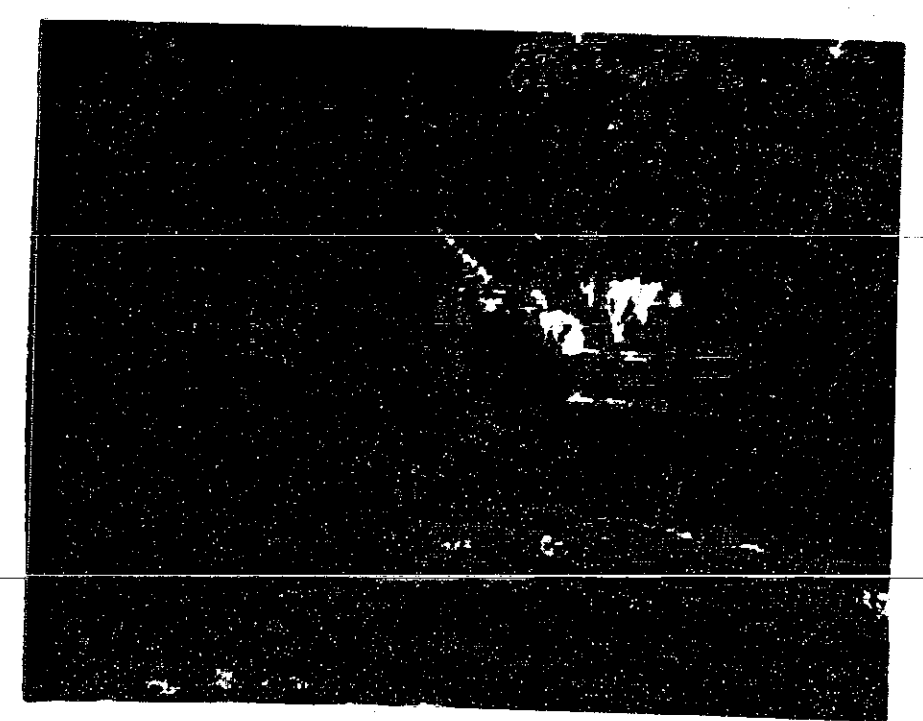
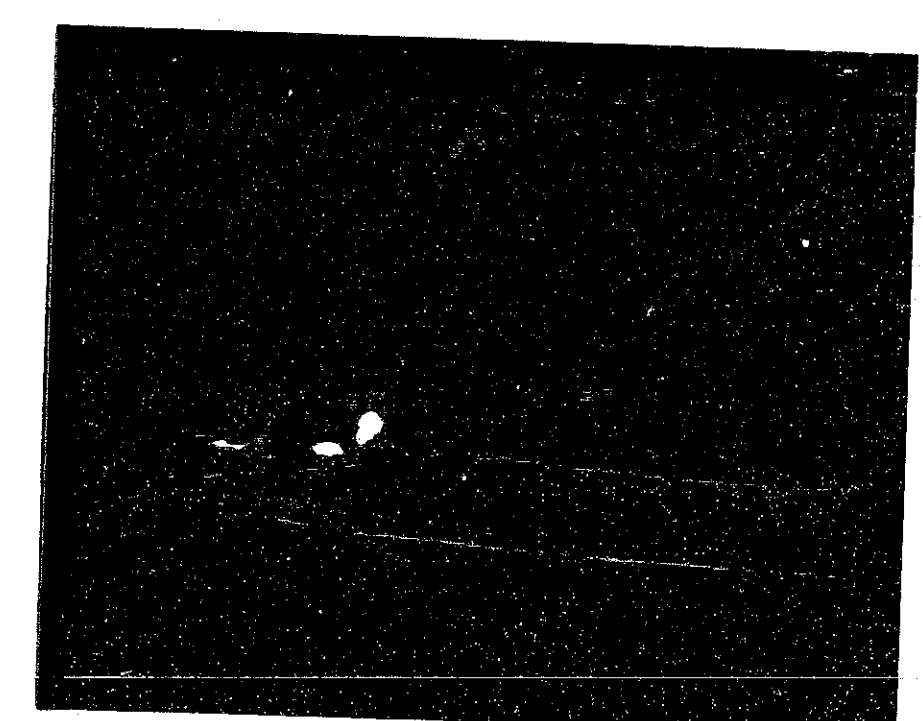
95-90-A

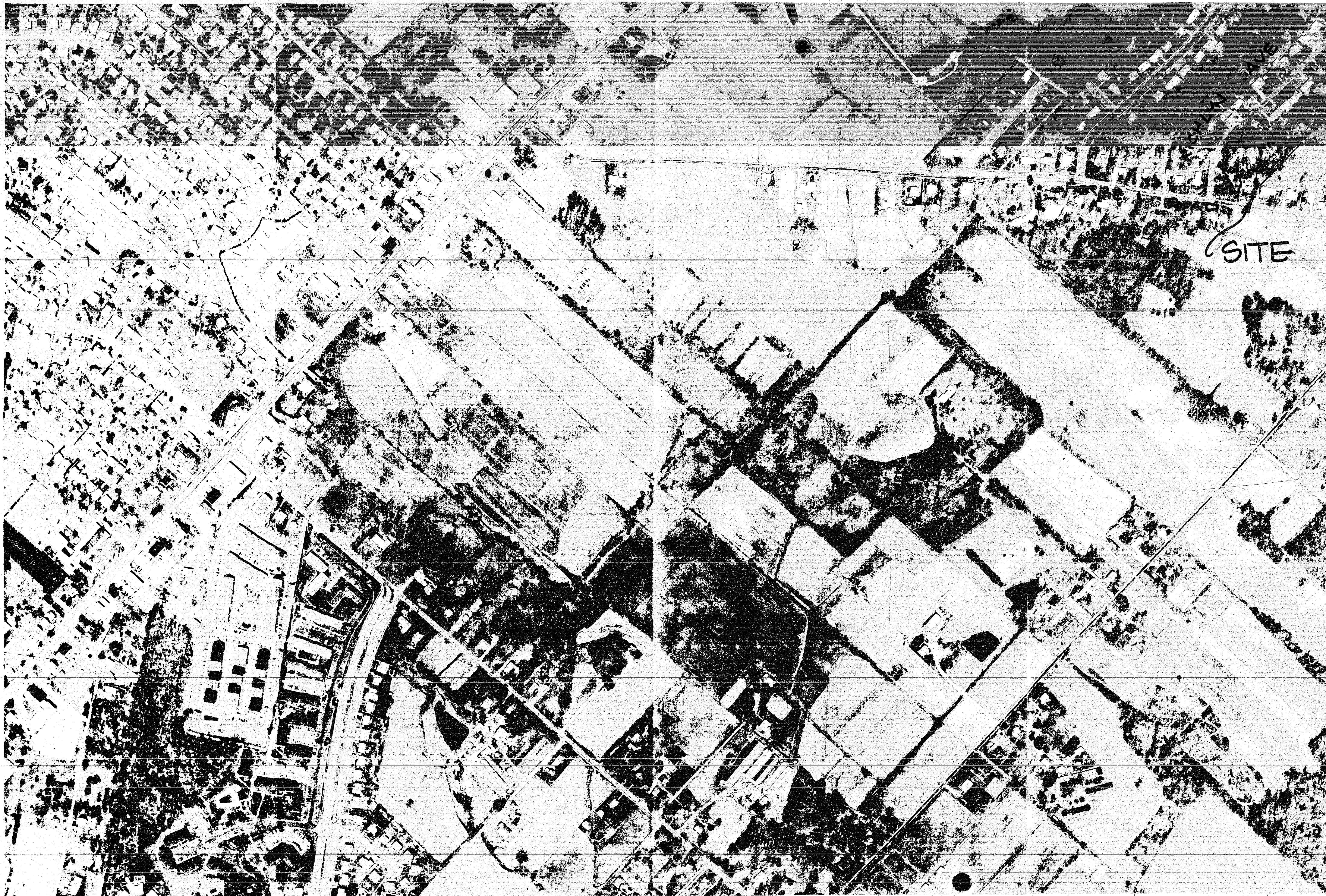


95-90-A



95-90-A





SITE

99

95-90-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	PERRY HALL	N. E.
DATE OF PHOTOGRAPHY JANUARY 1986	VICINITY	11-H